

This Instrument was Prepared by:

Send Tax Notice To: Germania Koyvet Hale  
308 Brandy Ln.  
Harpersville, AL 35078

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24996

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael K. Morris and wife Cathy Hill** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Germania Koyvet Hale**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

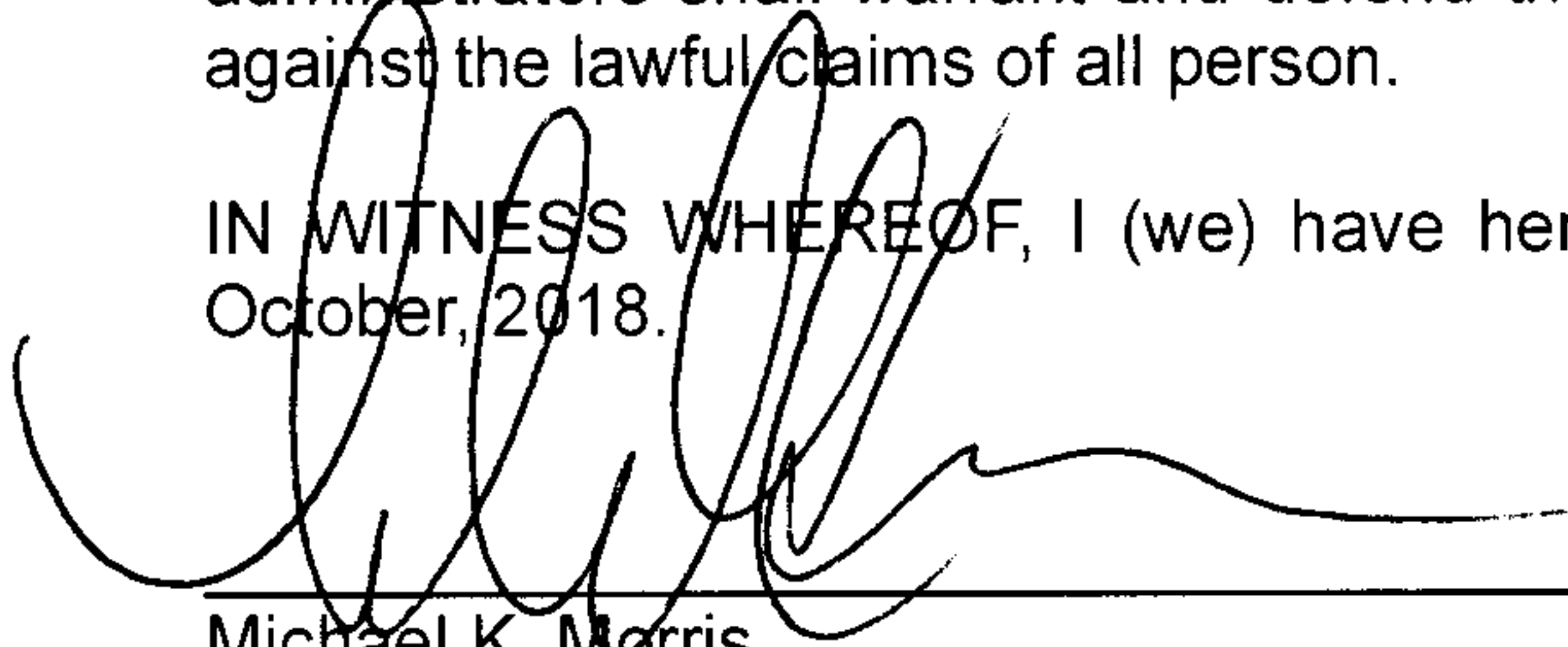
**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$214,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

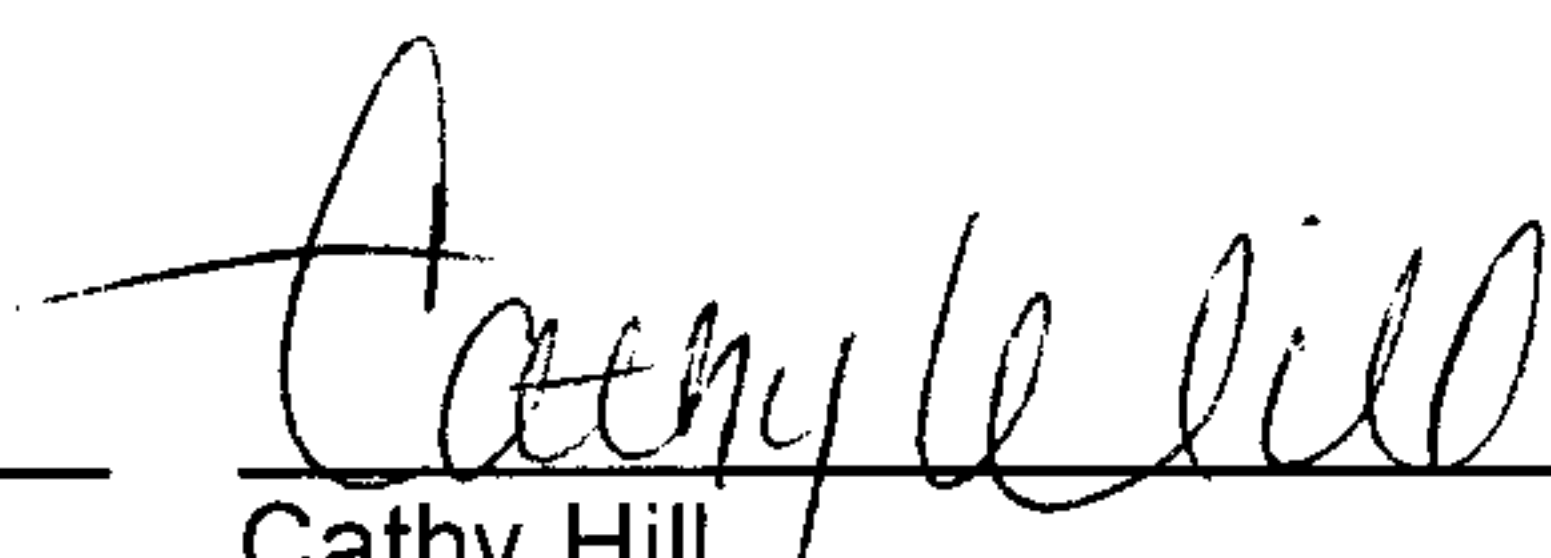
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of October, 2018.



Michael K. Morris



Cathy Hill

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Michael K. Morris and Cathy Hill, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2018.



Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 22, 2020



20181102000389320 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/02/2018 09:44:41 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 14, according to the survey of Clearview Estates, Second Sector, as recorded in Map Book 23, Page 163, in the Probate Office of Shelby County, Alabama.

The North One-Half of Lot Number 15, of the Clearview Estates, Second Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 23, Page 163, and being more particularly described as follows: Commence at the Southwest corner of the South One-Half of the Northeast Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed North 0 degrees 36 minutes 30 seconds East along the West boundary of said South One-Half for 473.97 feet to the Northwest corner of the aforementioned Lot 15, said point being the point of beginning of herein described parcel of land; thence from said point of beginning proceed South 89 degrees 57 minutes 53 seconds East along the North boundary of said Lot 15 for 268.03 feet to a point on the West right of way boundary of Brandy Lane (right of way = 50 feet); thence South 0 degrees 37 minutes 30 seconds West along said right of way for 51.60 feet; thence leaving said right of way proceed North 89 degrees 57 minutes 53 seconds West parallel to the North boundary of Lot 15 for 268.01 feet to a point on the aforementioned West boundary of said South One-Half of the Northeast Quarter; thence North 0 degrees 36 minutes 30 seconds East along the West boundary of said South One-Half for 51.60 feet, back to the point of beginning.



20181102000389320 2/3 \$22.00  
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# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael K. Morris  
Mailing Address \_\_\_\_\_

Grantee's Name Germania Koyvet Hale  
Mailing Address 308 Brandy Ln.

1138 Deloach Rd  
Childersburg, AL 35044

Harpersville, AL 35078

Property Address 308 Brandy Ln.  
Harpersville, AL 35078

Date of Sale October 31, 2018  
Total Purchase Price \$210,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 29, 2018

Print Michael K. Morris

Unattested

Sign [Signature]

\_\_\_\_\_  
(verified by)

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



20181102000389320 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1